

Walter L. Isaacs
28 Long Ridge Road
Danbury, Connecticut 08610

February 4, 2009

Paul Foley
Martha's Vineyard Commission

Dear Mr. Foley :

My home is directly across the street from Mr. Mucckerheide's property. I reviewed the new version of his proposed project. Consistent with my previous comments, I remain alarmed at the magnitude of the building. It is larger than his previous proposal, and certainly not in concert with the streetscape. A three story building with twelve units and twenty parking spots on a little over a quarter of an acre seems to be stretching one's imagination of what may be aesthetically acceptable in an area primarily consisting of two story homes and one story businesses, which are situated on a narrow and very busy end of Dukes County Avenue. A three story building, no matter the façade style, will eliminate, or minimize my family's ability to enjoy the warmth of a sunrise. A historically sunny home would be bathed in shadows much of the day.

Mr. Mucckerheide waived a traffic study under the assumption that the additional vehicles from his property will not have much impact on traffic currently generated from the existing businesses. I strongly disagree and feel that any increase in traffic, especially in the summer months, is both hazardous in terms of noise and air quality. The current volume of vehicle traffic in and out of Tony's Market and the restaurant already create traffic jams, and forces my family to keep our windows closed to shut out fumes and noise. Additionally, customers of the market and restaurant consistently block our driveway due to the lack of parking in the area. Attempting to exit our driveway, either by car or on foot, is often a challenge to our safety and a lengthy process.

Approving this project would establish a precedent from which the neighborhood might never recover. I realized that the area in which we live is mixed zoning, and accept the fact that businesses and homes must coexist. The proposed project is not about coexisting or blending with the streetscape. It is one of tasteless dominance, without concern for others who have invested many thousands of dollars in their property with the intent to retire in relative peace in a neighborhood their children and grandchildren have enjoyed for over forty years. This project threatens that dream.

The project also threatens our investment. One may casually assume that real estate values might increase. Based on the history of failed businesses at the property, I am concerned that if the plan is approved, there's no guarantee that the construction will be completed or the units inhabited. On the contrary, a partially completed or partially vacant structure will certainly diminish property values. I've had over ten years' experience funding small business startup or expansion projects, and it is my belief that the size, price and location of the units don't seem to lend themselves to reasonably rapid occupancy, especially in this economic climate. As stated in my earlier opposition, we

have no issue with Mr. Mucckerheide using his property for financial gain. It is the enormity and related negatives to which we object. We could support a significantly smaller project which would blend more easily with the existing streetscape.

Sincerely,

Walter L. Isaacs & Family
115 Dukes County Avenue
Oak Bluffs, Mass.